

Montagu Square, Marylebone WIH



Montagu Square, Marylebone **WIH**

A beautifully presented apartment located in a well-maintained period building on one of Marylebone's most attractive garden squares.

This unique property offers accommodation and living space over two floors, spanning 1,421 sqft. It showcases a spacious principal bedroom with a walk-in wardrobe and an en suite bathroom featuring a double sink, bathtub and shower, a large kitchen, a dining room and a guest WC on the lower ground floor. There is a bright reception room, a second bedroom and an additional shower room on the ground floor. The property further benefits from large windows and wood flooring. Montagu Square is one of Marylebone's most sought-after garden squares. Ideally located for the shops and restaurants of Marylebone Village and Mayfair, and the greenery of Hyde Park. Excellent transport links from Marble Arch, Bond Street, Baker Street and Marylebone stations.



Guide price: £1,950,000

Tenure: Leasehold: approximately 143 years remaining

Service charge: £2,510.92 per annum, reviewed annually

Ground rent: £500 per annum, review period to be confirmed

Local authority: City of Westminster

Council tax band: G

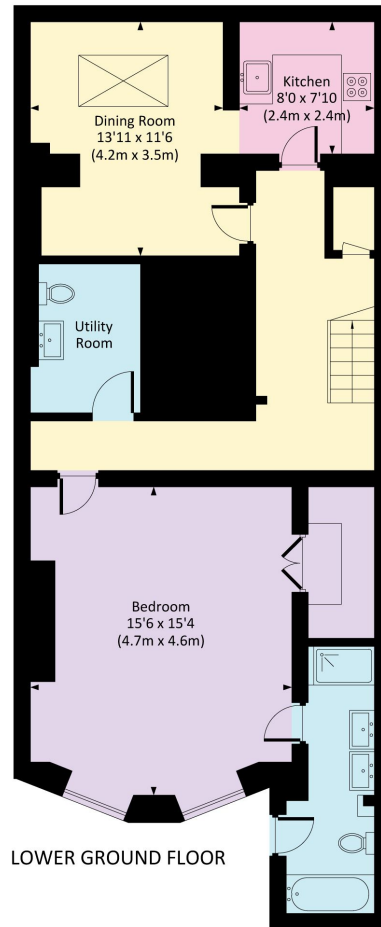




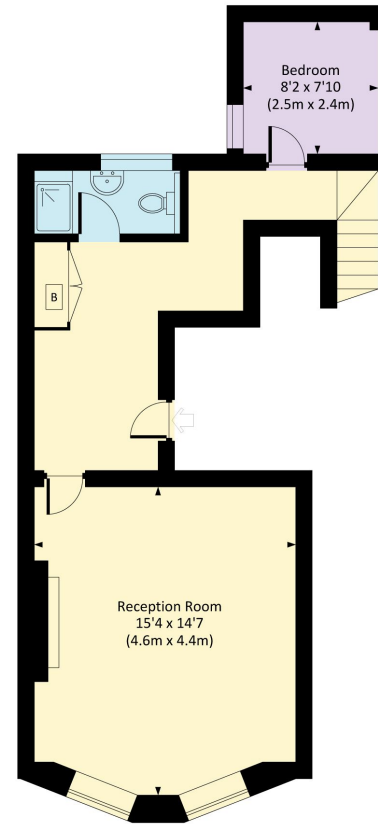
Montagu Square, W1H

Approx. gross internal area
1421 Sq Ft. / 132 Sq M.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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